

AVAILABLE CLASS A OFFICE SPACE

I. <u>Market Street Corporate Center</u>

Location: Market Street and 60 Freeway

Owner/Developer: Moshe Silagi



❖ Leasing Broker: Tom Pierik, Lee & Associates

Phone: 951-276-3610

❖ Total size: 10 acres

❖ Total SF of available space: 126,000 plus by summer 2005; 40 percent already pre-leased, 5,000 restaurant pad

II. The Grove

❖ Location: Northeast corner of Iowa Avenue and Marlborough Avenue

Owner/Developer: Riverside Commercial Investors

Leasing Broker: Vindar Batoosingh, CB Richard Ellis



Phone: 951-418-2134

❖ Total size: 10 acres

❖ Total SF of available space: 355,220 (Phase One to begin April 2005);

Six buildings



III. Canyon Crossings

Location: 60 Freeway and 215 Freeway

Owner/Developer: Bob Bahen



Phone: 925-552-9742

❖ Leasing Broker: John Oien, CB Richard Ellis

Phone: 951-418-2135

❖ Total Size: 90 acres

❖ Total SF of planned space: 750,000

General Soft/hard retail goods: 398,900Wal-mart Super Center: 203,000

• Office: 144,000

❖ Total SF of planned available space: 144,000 (office)



IV. <u>Mission Grove Corporate Plaza</u>

❖ Location: Alessandro and Trautwein

Owner/Developer: Mark Rubin

Leasing Broker: Rich Erickson, Lee and Associates

Phone: 951-276-3637



❖ Total SF of planned space: 180,000

· Class A office

• Five buildings, campus setting

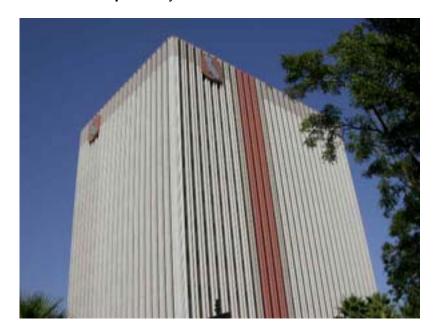
❖ Total SF of planned available space: 180,000



V. <u>California Tower</u>

❖ Location: Main Street (between University and Mission Inn)

Owner/Developer: City of Riverside



❖ Leasing Broker: Dennis Morgan & Carmen Law, IPA

Phone: 909-686-1462

• Email: <u>Dmorgan@I-p-a.com/cylaw@I-p-a.com</u>

❖ Total size: 1 acre (1/2 city block)

❖ Total SF of available space:

• Office: 5,000

Total SF of existing available space: TBD

❖ Existing Tenants

• State of California



VI. Riverwalk

❖ Location: Pierce and Magnolia



❖ Total SF planned: 100,000

Owner/Developer: Turner Development

❖ Contact: Thomas Pierik, SIOR, Lee & Associates, (951) 276-3610

VII. <u>Hunter Park Tower</u>

❖ Location: 1695 Spruce Street, near 91 & 60/215 Freeway

❖ Total SF Planned: 97,230



Owner/Developer: The Magnon Company

❖ Contact: Vindar Batoosingh, CBRE (909) 418-2132



VIII. 2245 Iowa Avenue

Location: 1 mile from the 91 & 60/215 Freeways

❖ Total SF Planned: 77,660



Owner/Developer: The Magnon Company

Contact: Vindar Batoosingh, CBRE (909) 418-2132

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